

ACTIONS OF THE LAND USE AUTHORITY STAFF MEETING

May 5, 2009

The staff meeting convened at 9:00 a.m. Staff Members Present: Deon Goheen, Planning & Zoning Administrator; Kurt Gardner, Building Official; John Willie, Senior Planner; Todd Edwards, County Engineer; Tina Esplin, Washington County Water Conservancy District; Darwin Hall, Ash Creek Special Service District Manager; and Laurence Parker, Southwest Utah Public Health Department;

Excused: Rachelle Ehlert, Deputy Civil Attorney; Ron Whitehead, Public Works Director; and Randy Taylor, Department of Environmental Quality.

CONDITIONAL USE PERMIT EXTENSION.

A. Review extension on a single family dwelling within the A-20 zone, Enterprise Ranchos, Block 3, Lot 14, generally located 2 miles northeast of Enterprise. James & Barbara Brown, applicants.

The planner explained that this is the 2nd extension. The applicant previously met the requirements for the Conditional Use Permit by submitting a site plan, septic permit and documentation on water from a private well, showing quantity and a verbal from a representative of Southern Utah University Water Laboratory stating the bacteriologic examination was satisfactory on quality of water. The property is accessed from Hwy. U-18., then entering the property from Bench Road. The site plan meets all setback requirements. Final occupancy (Permit #5671) was granted in October of 2008, by the Building Official Kurt Gardner. The construction on the home meets the requirements of the International Building Codes. **The staff unanimously approved the Conditional Use Permit, based on permanent status.**

B. Review extension to build a 2nd dwelling for a family member within the A-20 zone, located in the Prince Lot Split, which is north of the North Valley Ranches Subdivision. Tim & Kristy Northon, applicant.

The planner explained that this is an automatic annual review. Previously, the applicant met the requirements for a Conditional Use Permit by submitting a site plan, deeds of ownership, septic permit from the Southwest Utah Public Health Department, and a letter from the North Valley Ranch Water Company stating they will serve water. Second dwellings for a family member are conditionally approved within the A-20 zone, with the property containing 20 acres, Prince Lot Split (1 of 8 lots approved). The property is accessed from Hwy 144, at 1451 E. 2000 North, generally located northeast of New Harmony. The site plan met all setback requirements for 25' on the sides, rear and frontage. There is record (Permit #5871) of the underground plumbing being inspected on July 1, 2008, by Building Inspector Henry Brannon. **The staff felt there would be no problem in approving this Conditional Use Permit for a one (1) year period.**

Deon Goheen, Planner _____